

ARTICLE 21

SEC. 21-21 REGULATIONS FOR THE COMMERCIAL/MANUFACTURING OR “M1” DISTRICT.

- 21.1 Purposes:** To provide areas for heavy commercial and light industrial or manufacturing uses while maintaining an environment free from offensive or objectionable noise, dust, odor, or other nuisances. The following regulations shall apply to all “M1” districts and all uses shall be subject to development review as set forth in [Article 56](#).
- 21.2 Applicability:** This district shall be applied to industrial sites or parcels not exceeding five (5) acres in size.
- 21.3 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in [Article 41](#).
- 21.4 Uses permitted:** The following commercial/manufacturing uses are permitted: When conducted within a completely enclosed building; with up to one hundred (100) percent of the gross floor area for outdoor storage of finished products or materials, when within a completely screened area on the same lot; and when not exceeding a maximum of six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area:
- (a) Uses permitted in the “[C3](#)” district, Section 20.3.
 - (b) Light manufacturing, assembly, packaging, or processing of the following materials; with incidental retail sales of finished products at the point of manufacture; and when not including any use which incorporates processes involving the pulverization of clays, use of kilns fired by fuels other than electricity or gas, or the refining or rendering of oils or fats:
 - 1. High technology products such as electrical instruments, computers, optical equipment and similar uses, including research and development.
 - 2. Grains, vegetables, fruit or other farm products;
 - 3. Wood, paper, or paper products;
 - 4. Fabrics, textiles, and similar materials;
 - 5. Leather and leather products;
 - 6. Metals and alloys;
 - 7. Glass, plastics, pottery and rubber products.
 - (c) Laundry, janitorial or facility maintenance services.

- (d) One (1) accessory dwelling per use as one security guard or night watchman quarters when incidental to a commercial or manufacturing use subject to the requirements of [Section 27.3\(a\)](#).
- (e) Industrial and residential accessory uses and accessory structures.
- (f) Any other light industrial use, building, or structure when of similar character to those enumerated in this Section.
- (g) Those uses permitted in the “M1” district with a zoning permit in Table A, [Article 27](#).

21.5 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case: The following commercial/manufacturing uses are permitted: When conducted within a completely enclosed building; with up to one hundred (100) percent of the gross floor area for outdoor storage of finished products or materials, when within a completely screened area on the same lot; and when not exceeding a maximum of twelve thousand (12,000) square feet of gross floor area per use or twenty four thousand (24,000) square feet of total gross floor area:

- (a) Uses permitted in Section 21.4 when exceeding a maximum of six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area.
- (b) Uses permitted in Section 21.4 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Uses permitted in Section 21.4 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) Uses permitted in the “[C3](#)” district, Section 20.4.
- (e) Administrative offices when incidental to the commercial/manufacturing uses permitted in this district.
- (f) Food services such as cafes and diners when open to the public between the hours of 6:00 a.m. and 6:00 p.m.
- (g) Uses which are minor additions or alterations to existing uses or structures permitted by Section 21.6, limited to an increase of twenty (20) percent of the use or gross floor area of the structure(s).
- (h) Those uses permitted in the “M1” district with a minor use permit in Table B, [Article 27](#).

21.6 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case: The following commercial/manufacturing uses are permitted:

- (a) Uses permitted in Sections 21.4 and 21.5 when outdoor storage exceeds one hundred (100) percent of the gross floor area; or when exceeding a maximum of twelve thousand (12,000) square feet of gross floor area per use or twenty four thousand (24,000) square feet of total gross floor area.
- (b) Uses permitted in Sections 21.4 and 21.5 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Uses permitted in Sections 21.4 and 21.5 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) Uses permitted in the “[C3](#)” district, Section 20.5 except Section 20.5(d).
- (e) Contractors’ equipment storage yards or equipment rental yards.
- (f) Truck terminals and repair.
- (g) Electroplating establishments.
- (h) Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers. (**Ord. No. 1749, 7/7/1988**)
- (i) Those uses permitted in the “MI” district with a major use permit in Table B, [Article 27](#).

21.7 Uses expressly prohibited: Unless otherwise listed in Sections 21.4, 21.5, or 21.6, uses permitted in any heavy industrial district are expressly prohibited within the “MI” district.

SEC. 21-21.10 DEVELOPMENT STANDARDS.

21.11 Minimum lot size:

- (a) Public water and sewer: 12,500 square feet.
- (b) Well and public sewer; or public water and septic system: 20,000 square feet.
- (c) Well and septic system: 40,000 square feet.

21.12 Minimum average lot width:

- (a) Interior lots: One hundred (100) feet.
- (b) Corner lots: One hundred twenty five (125) feet.

21.13 Maximum length to width ratio: Three (3) to one (1).

21.14 Maximum lot coverage: Fifty (50) percent.

21.15 Minimum yards:

- (a) Front yard: Ten (10) feet from lot line; or thirty-five (35) feet from centerline of the roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: None; ten (10) feet from lot line when contiguous to any residential district.
- (c) Side yard: None; ten (10) feet from lot line when contiguous to any residential district.
- (d) Accessory structures: The above setbacks shall apply.

21.16 Maximum height: Forty-five (45) feet.

21.17 Parking: The following minimum parking requirements shall apply except as provided for in [Article 46](#).

- (a) Retail and service: One (1) space per six hundred (600) square feet of gross floor area.
- (b) Warehousing: One (1) space per two thousand five hundred (2,500) square feet of gross floor area.
- (c) Incidental offices: One (1) space per two hundred fifty (250) square feet of gross floor area.
- (d) Manufacturing: One (1) space for each employee on the shift having the largest number of employees, but not less than one (1) space for each six hundred (600) square feet of gross floor area, minimum of four (4) spaces.
- (e) Other uses: As provided for in [Article 46](#).

21.18 Signs: As provided in [Article 45](#).

21.19 DEVELOPMENT STANDARDS EXCEPTION: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)